



33) Typical piping to be used for future individual water meter connections in unit closets.



34) Typical of lighted exit signage, fire extinguishers and audible/visual alarms with strobe light.



35) View of double check valve assembly for the fire water system.



36) Typical of main electrical transformers on site.



37) View of trash compactor and bin located beneath garbage chute



38) Typical of elevator equipment.



39) View of reception area at management office.



40) View of work area at management office.

DEPARTMENT OF HOMELAND SECURITY
 FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION

*See The Attached
 Instructions*

*O.M.B. No. 1660-0040
 Expires October 31, 2008*

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS AES DUE DILIGENCE INC 4909 MURPHY CANYON ROAD, SUITE SAN DIEGO, CA 92123 Requestor: Install Default Fax # 8585690275 Phone # 8585690211		2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS Promenade At Rio Vista 2185 STATION VILLAGE WAY SAN DIEGO, CA 921086521 LOT: BLOCK: SUBDIVISION: TAX#: SECTION: TWP: RANGE: DESCRIPTION:	
3. LENDER ID. NO.	4. LOAN IDENTIFIER 80052001	5. AMOUNT OF FLOOD INSURANCE REQUIRED	

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name SAN DIEGO, CITY OF	2. County (ies) SAN DIEGO COUNTY	3. State CA	4. NFIP Community Number 060295
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME

1. NFIP Map Number or Community Panel Number (Community name, if not the same as "A") 060295 1619 F	2. NFIP Map Panel Effective/Revised Date 06/19/1997	3. LOMA/LOMR <input type="checkbox"/> Yes _____ Date	4. Flood Zone X Elev.	5. No NFIP Map
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C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)

Federal Flood insurance is available (community participates in nfip).
 Regular Program
 Emergency Program of NFIP

Federal Flood insurance is NOT available because community is not participating in the NFIP.

Building/Mobile Home is in a Coastal Barrier Resource Area (CBRA) or Otherwise Protected Area (OPA), Federal Flood insurance may not be available.
 CBRA/OPA designated date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")?

Yes
 No

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS (Optional)

Reference#: 80506FL00001918

E1a. SUBMITTED ADDRESS FOR CERTIFICATION

2185 Station Village Way
San Diego, CA 92108

CERTIFY TO:	TYPE OF COVERAGE: Life of Loan	RUSH:
HMDA INFO: ST: CO: SMSA: CT:		

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions, and any other information needed to locate the building/mobile home on the NFIP map. This flood determination is only for determining the flood status of the listed property. It is not to be used to decide whether to purchase a property or determining the value of a property. Use of determination deems acceptance of conditions.

F. PREPARER'S INFORMATION

NAME, ADDRESS TELEPHONE NUMBER (if other than Lender)  Factual Data Flood 5200 Hahns Peak Drive Loveland, CO 80538	1-800-730-6374 FAX 1-800-216-5663 www.nfrflood.com	DATE OF DETERMINATION: 02/14/2008 CERTIFIED BY: 999B NFR#: 3130842-4898458
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**NOTICE TO BORROWER
NOT IN
SPECIAL FLOOD HAZARD AREA**

Borrower: **Promenade At Rio Vista**

Property Location: **2185 STATION VILLAGE WAY
SAN DIEGO, CA 921086521**

This Notice Date is as of: **02/14/2008**

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is NOT located in the area designated by the Director of the Federal Emergency Management Agency ("FEMA") as an area having special hazards (a "SFHA"). As a result of this determination, we will not be requiring you to obtain flood insurance in connection with the making of your loan.

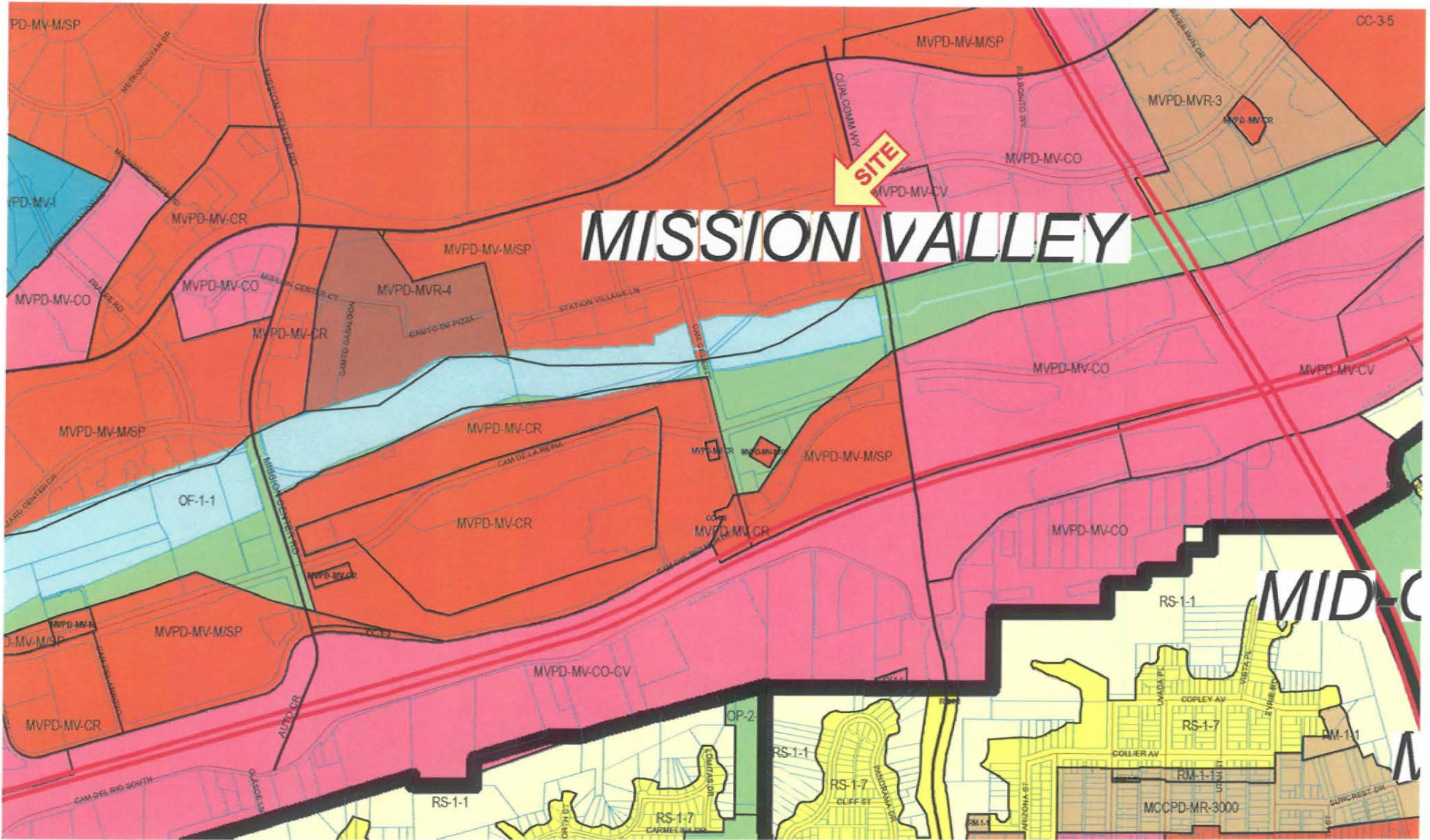
However, your home may be near a SFHA and you may want to consider the advisability of obtaining flood insurance. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special hazards and in which flood insurance is available under the National Flood Insurance Act of 1968, you will be so notified and advised that you should obtain flood insurance in an amount not less than the amount we advise you is appropriate. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the National Flood Disaster Protection Act of 1973, as amended.

I/We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

_____	_____		
Bank Official	Date		
_____	_____	_____	_____
Borrower/Applicant	Date	Borrower/Applicant	Date
_____	_____	_____	_____
Borrower/Applicant	Date	Borrower/Applicant	Date

ZONING



Zoning Map - Mission Valley

CERTIFICATE OF OCCUPANCY

THE CITY OF SAN DIEGO

Certificate of Occupancy

ADDRESS: 2195 STATION VILLAGE VI BLD 1

Date Issued: 10/29/02
Building Permit No.: E200210-01

Building Description: 136 UNITS
APT. BLDG

Occupancy:
Owner: RIO VISTA WEST APARTMENTS LLC
26 CORPORATE PL
NEWPORT BEACH CA 92660

SDS Form 1001
This document is provided to you as a courtesy. It is not a contract.

POST IN A CONSPICUOUS PLACE

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

TINA P. CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

Tina P. Christiansen

NOTE: Any change of use of occupancy must be approved by the Development Services Department.



THE CITY OF SAN DIEGO

Certificate of Occupancy

ADDRESS: 2185 STATION VILLAGE WY BLD 2



Date Issued: 05/09/03
Building Permit No.: B200211-01
Building Description:

UNITS 157
APT. BLDG

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

TINA P. CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

Owner:
RIO VISTA WEST APARTMENTS LLC
26 CORPORATE PL
NEWPORT BEACH 92660

NOTE: Any change of use of occupancy must be approved by the Development Services Department.

DR-2 (Rev. 8/01)
This information is available at appropriate Internet sites.

POST IN A CONSPICUOUS PLACE

THE CITY OF SAN DIEGO

Certificate of Occupancy



ADDRESS: 8555 Station Village Ln Bldg 3

Date issued: 11/17/03
 Building Permit No.: R202326-03
 Building Description: 1/SPK 3 Stories
 Occupancy: S/M Tenant Improvement

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

TINA P. CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

BY *Tina P. Christiansen*

Owner: P.L.C Land Co
19 Corporate Plaza Dr
Newport Beach CA 92660

NOTE: Any change of use of occupancy must be approved by the Development Services Department.

DS-7 (Rev. 2011)
This certificate is available in alternative format upon request.

POST IN A CONSPICUOUS PLACE

THE CITY OF SAN DIEGO

Certificate of Occupancy



ADDRESS: 2173 CAMINO DEL ESTE

Date Issued: 08/30/04
Building Permit No.: B200215-01
Building Description:

Occupancy:

APARTMENT BUILDING
122 UNITS

Owner: MID VISTA WEST APARTMENTS LLC
26 CORPORATE BEACH CA 92660

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

TINA P. CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

NOTE: Any change of use of occupancy must be approved by the Development Services Department.

POST IN A CONSPICUOUS PLACE

DS-2 (Rev. 10/1)
This information is available in alternative formats upon request.

THE CITY OF SAN DIEGO

Certificate of Occupancy



ADDRESS: 8405 RIO SAN DIEGO DR

Date Issued: 08/30/04
Building Permit No.: B200214--01
Building Description:

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

Occupancy: APARTMENT BUILDING
160 UNITS

TINA P. CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

OWNER: RIO VISTA WEST APARTMENTS LLC
26 CORPORATE PL
NEWPORT BEACH CA 92660

BY *Tina P. Christiansen*

NOTE: Any change of use of occupancy must be approved by the Development Services Department.

DS-2 (Rev. 101)
This information is available without fee through the format upon request

POST IN A CONSPICUOUS PLACE

PROMENADE

THE CITY OF SAN DIEGO

Certificate of Occupancy



ADDRESS: 8685 RIO SAN DIEGO DR

Date Issued: 04/14/04
Building Permit No.: B200233-01
Building Description:

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with Chapter IX, Article 1, of the Municipal Code and applicable requirements of the State Building Regulations for the occupancies listed.

Occupancy: APARTMENT BUILDING
198 UNITS

TINA P CHRISTIANSEN, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

OWNER: RIO VISTA WEST APARTMENTS LLC
26 CORPORATE PL
NEWPORT BEACH CA 92660

By *Tina P. Christiansen*

NOTE: Any change of use or occupancy must be approved by the Development Services Department.

DS-1 (Rev. 2011)
This information is available in alternative formats upon request.

POST IN A CONSPICUOUS PLACE

PROMENADE

THE CITY OF SAN DIEGO

Certificate of Occupancy

ADDRESS: 2173 Camino Del Este

Date issued: 8/30/04
Building Permit No.: B200215-01
Building Description: V-B--1BR/SFR

Occupancy: R1/VI 122 Units/114g.6

Owner: ESO Vista West Apartments LLC
26 Corporate Plaza
Newport Beach, CA 92660

04-4 (Rev. 2003)
This information is available to the public.

POST IN A CONSPICUOUS PLACE

This certifies that, so far as is shown by or derived from the records maintained by the City of San Diego, the building at the above address complies with the provisions of Chapter IX, Article 1, of the Municipal Code and the requirements of the State Building Regulations for the purpose stated.

TIMOTHY CHRISTENSEN, DIRECTOR
DEPARTMENT OF SERVICES DEVELOPMENT

BY: *[Signature]*

NOTE: Any change of use of occupancy must be approved by the Department of Services Development.

